

**City of Eau Claire
Plan Commission Minutes
City Hall, Council Chambers
August 31, 2015 7:00 p.m.**

Members Present: Messrs. Radabaugh, Seymour, Larsen, Pederson, Granlund, Brenholt, Weld
Ms. Mitchell, Ebert

Staff Present: Messrs. Tufte, Petrie, Genskow
Ms. Thompson

The meeting was chaired by Mr. Weld.

1. **CONDITIONAL USE PERMIT (CZ-1513) – Sign Plan, Sacred Heart Hospital**

Mr. Tufte presented a request to approve a conditional use permit for Sacred Heart Hospital located at 900 W. Clairemont Avenue. The hospital is proposing to replace two wall signs and a ground sign. Each wall sign will be illuminated and will be approximately 178 square feet. The ground directional sign will have three sign faces with each face being approximately 27 square feet. Staff feels this request is reasonable based on the scale of the facility and the need to direct the public to the proper entrances. The reason for the conditional use is because of the residential zoning of the hospital.

Chuck Knoack with Graphics House, on behalf of the Sacred Heart Hospital, was in attendance to address the request.

Mr. Brenholt moved to approve the conditional use permit. Mr. Pederson seconded and the motion carried.

2. **EXCESS LAND – Portion of 801 W. Grand Avenue (Northwest corner of Lake Street & 7th Avenue)**

Ms. Thompson presented a request from the City to sell a portion of 801 W. Grand Avenue located on the northwest corner of Lake Street and 7th Avenue. The property owner to the north is looking to purchase from the City and build a duplex. The City in return will receive, from the owner, a small triangle piece of land to the north of Lake Street right-of-way, which was never dedicated.

Ms. Mitchell asked why this property has a Grand Avenue address. Ms. Thompson stated that this parcel and the parcel at the corner of West Grand Avenue and Lake Street share the same address. The property will need a new address before building permits will be issued.

Mr. Weld asked if the property was offered up for bids. Ms. Thompson stated it was not offered because the City acquired the small triangle of right-of-way from the owner at 716 7th Avenue and in return the property owner asked about this City-owned land.

Jason Hoss, owner of 716 7th Avenue, stated this property will have a shared driveway and will have to allow cross-access easement for the transmission line that is located on the property.

Mr. Granlund moved to recommend approval of the sale of excess land. Ms. Ebert seconded and the motion carried.

3. **SITE PLAN (SP-1536) – Apartment building, 811 & 815 Chippewa Street**

Mr. Tufte presented a request to approve a site plan for an apartment building at 811 and 815 Chippewa Street. The site plan notes a four-unit 16-bedroom structure with total footprint of 2,560 square feet. The floor plan shows each unit having a main floor entrance from the front and back, a living room, and dining room. Each unit will have four bedrooms and a bathroom. The building is 2 ½ stories which is larger than other buildings in the area, but based on its setbacks and size, staff finds it meets the code requirements. By zoning code, the apartment has four 4-bedroom lodging houses. There are 14 parking stalls proposed. The Commission may grant a 20 percent reduction from the required 16 stalls for adding bike racks and being near bus access.

Terry Moore with Herrick & Hart Law Office at 116 W. Grand Avenue, speaking on behalf of the applicant, Robert Johnson, stated they have followed the guidance from the planning office and similar projects have been approved within the Randall Park neighborhood.

Mr. Larsen asked if the applicant was fine with the staff recommendations. Mr. Moore agreed, if that will make everybody happy. He also noted that the site will have more than 60 percent green space, which exceeds most other properties in the neighborhood.

Helene Smiar, 320 Broadway Street, President of the Historic Randall Park Neighborhood Association, stated this was an improvement over previous proposals, but the neighborhood was still concerned about the continuing trend of tearing down older homes to put up new buildings and increasing the number of rental properties. She also thanked Bob Johnson with the most recent proposed development, the Commission, and the neighborhood for their work with this development.

Nick Smiar, 320 Broadway Street stated the northeast corner of the lot has existing mature trees and he would like to see the trees saved because of their history. He thought the trees were approximately 75 years old.

Marcia Brandner, 629 Menomonie Street, noted that the city is investing millions to rebuild the Water Street bridge to give the lighting a historic look, but the bridge is leading to a neighborhood that is losing its historic appeal.

Mr. Larsen moved to approve the site plan with staff report recommendations. Mr. Radabaugh seconded and the motion carried.

4. **DISCUSSION/DIRECTION**

A. Town of Washington - Comprehensive Plan Amendment

Mr. Tufte presented a Comprehensive Plan amendment for the Town of Washington. The property is located on the southwest corner of Hwy. 93 and CTH "II". The past practice of the Plan Commission is to review and make comments on the amendments. The property was a former greenhouse with approximately 18 acres and the proposed development is for single-family housing. This request is to downzone the property from commercial to rural homes. The Town indicated they would appreciate the City's comments on this project at this time.

Mr. Pederson asked if the Commission could recommend the Town to require an access to the rear of the property. Mr. Tufte stated with plat, the City can recommend this but it is up to the township and the county to make the road requirement.

Ms. Mitchell asked about the surrounding uses. Mr. Tufte stated that the surrounding uses are single family, but the Future Land Use shows the area as commercial.

B. Code Compliance Items

None.

C. Future Agenda Items

None.

D. Additions or Corrections to Minutes

None.

4. **MINUTES**

The minutes of the meeting of August 17, 2015 were approved.



Jamie Radabaugh, Secretary